This Instrument Prepared by: Stokes & Bartholomew, P.A.
424 Church Street, Suite 2800
Nashville, Tennessee 37219

Address New Owner and
Send Tax Bills to:
Third National Bank in Nashville
Special Assets Department
444 James Robertson Parkway
Nashville, Tennessee 37219

Map & Parcel No.
172-1-13, 6DU55118

SUCCESSOR TRUSTEE DEED

THIS SUCCESSOR TRUSTEE DEED, made and entered into this 5th day of February, 1993, by Guilford F. Thornton, Jr., acting as Successor Trustee as hereinafter provided, to Third National Bank in Nashville.

W I T N E S S E T H:

WHEREAS, Patricia Wright, unmarried, and Charlotte Ruth Thorn, unmarried, executed a certain Deed of Trust dated September 25, 1979, to Vaden Lackey, Jr., Trustee, of record in Book 5505, page 395, Register's Office for Davidson County, Tennessee, as assumed by Faris Eftekhar and Afsar Eftekhar, as evidenced by that certain Assumption and Modification Agreement dated November 15, 1983, (collectively, the "Deed of Trust"), which conveyed certain real property in Davidson County, Tennessee, as more particularly described below; and

WHEREAS, by instrument dated December 4, 1992, and of record in Book 8831, page 579, Register's Office for Davidson County, Tennessee, the owner and holder of the debt secured by said Deed of Trust, Union Planters National Bank, appointed Guilford F. Thornton, Jr. as Successor Trustee in accordance with the provisions contained in said Deed of Trust; and

WHEREAS, default having been made by failure to comply with the terms, provisions and conditions set forth in that certain Note, dated September 25, 1979, executed by Patricia Wright, unmarried, and Charlotte Ruth Thorn, unmarried, payable to the order of Fidelity Federal Savings & Loan Association of Nashville (now known as Union Planters National Bank, successor by merger to Fidelity Federal Bank, F.S.B.) (the "Note"), and in the Deed of Trust, which secures the indebtedness therein described, the said indebtedness so secured being, among others the Note; and

WHEREAS, the entire indebtedness evidenced by the Note, and secured by the Deed of Trust is past due and unpaid, and payment not having been made as demanded, and the owner and holder of said indebtedness having requested said Successor Trustee to foreclose the Deed of Trust as provided therein, the Successor Trustee, after due advertisement as required by law and by the terms of the Deed of Trust offered the real property securing the Note for sale at public outcry at the front door of the Courthouse, Nashville, Davidson County, Tennessee, on the 5th day of February, 1993 at 12:00 o'clock noon, free from homestead, equitable and statutory redemption, dower and curtesy and all other rights or exemptions of every kind, all of which were expressly waived in said Deed of Trust, when and where Third National Bank in Nashville became the highest and best bidder for cash at the price of One Hundred Eleven Thousand and No/100ths Dollars ($111,000.00).

NOW, THEREFORE, in consideration of the premises and the payment by Third National Bank in Nashville of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Guilford F. Thornton, Jr., as Successor Trustee, does hereby grant, bargain, sell and convey unto Third National Bank in Nashville, its successors and assigns, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

> Land located in Davidson County, Tennessee, being Lot No. 38 on the Plan of The Highlands, Section 3, as of record in Book 5050, page 14, Register's Office for said County.
>
> Said Lot No. 38 fronts 59.33 feet on the westerly margin of Abbott Court and runs back 243.25 feet on the southerly line and 279.81 feet on the northerly line to a line in the rear measuring at total of 349.74 feet.
>
> Being the same property conveyed to Faris Eftekhar and wife, Afsar Eftekhar by deed from Patricia Wright and Charlotte R. Thorn of record in Book 6177, page 802, Register's Office for Davidson County, Tennessee.

Together with all the improvements erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and water stock, and all fixtures to the property, and together with the proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking

of all or any part of the property, or for conveyance in lieu of condemnation.

This is improved property also known as 5809 Abbott Court, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Third National Bank in Nashville, its successors and assigns, in as full and ample a manner as the said Guilford F. Thornton, Jr., acting as Successor Trustee, has power to convey the same, but not further or otherwise.

Said property is conveyed subject to any unpaid taxes, mortgages, liens, encumbrances, easements, restrictions and other matters of record or otherwise that are prior in right to the lien of the said Deed of Trust and any redemptive rights (including redemptive rights of any taxing authority by reason of any tax liens).

IN WITNESS WHEREOF, the said, Guilford F. Thornton, Jr., acting as Successor Trustee, has hereunto set his hand as of the day and year first above written.

GUILFORD F. THORNTON, JR.,
SUCCESSOR TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, which ever is greater, for this transfer is $111,000.

Affiant

Sworn to and subscribed before me this 5th day of February, 1993.

Notary Public

My commission expires: 1-23-94

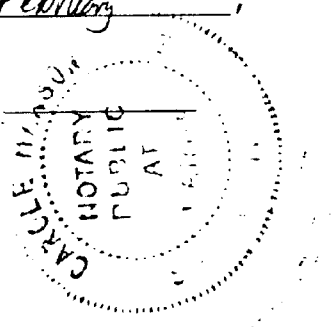
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, Guilford F. Thornton, Jr., Successor Trustee, the within named bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of February, 1993.

Carol M. Mason
Notary Public

My Commission Expires: 1-23-94



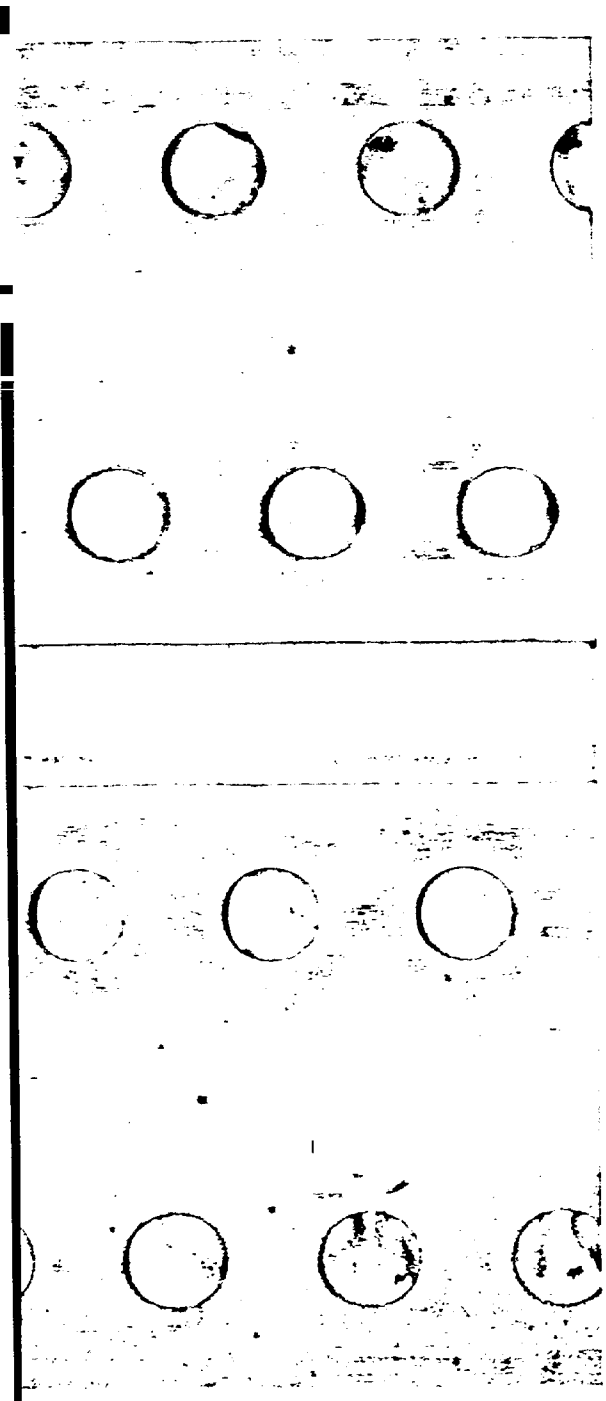
90560

IDENTIFT REFERENCE

FEB 8 1 14 PM '93

DAVIDSON COUNTY, TN

1756 0208 0101 03CHECK 427.70



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8860 PAGE 72

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				111000.00
			CON TX	410.70
			PRFEE	1.00
			WDEED	16.00
			TOTAL	427.70
			CHECK	427.70
02/08/93	01	13:13	0001	1728

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

90560

IDENTIFICATION REFERENCE

FEB 8 1 14 PM '93

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

No. 619389